



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Tuesday, April 6, 2010
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

ADVISORY / INFORMATIONAL PRESENTATION

5:30 – 6:00 97 West Springfield Street
Guy Grassi, Grassi Design Group, Inc.: Advisory review concerning an infill project to construct a new structure on a vacant lot.

DESIGN REVIEW APPLICATIONS

6:00 – 6:15
Application: 10.1000 SE
Applicant: 16 Union Park
 16 Union Park Condo. Association, Mark Potocki: Replace an existing slate roof with asphalt.

6:15 – 6:30
Application: 10.1025 SE
Applicant: 200 West Newton Street
 Friends of Titus Sparrow Park, Alexi Conine: Decoratively paint an existing electrical box, currently gray in color, located near the park entrance in accordance with the Boston Arts Commission's PaintBox program.

6:30 – 6:45
Application: 10.1056 SE
Applicant: 286 Shawmut Avenue
 Carolyn J. Rodio: Construct a rear roof deck atop a 2-story ell and alter a window opening to accommodate a new door. Visible both from Bradford Street and Bradford Street Play Area.

6:45 – 7:00
Application: 10.1057 SE
Applicant: 503 Columbus Avenue
 Haley House, Noreen Manzo: Demolish and construct new stoop stair to match existing profile and color; stringers will be retained and coated in a brownstone finish to match existing.

7:00 – 7:15

Application: 10.1058 SE

Applicant:

208 West Springfield Street

DiPierro Construction, Gerry DiPierro: Construct roof deck potentially visible from a public way.

7:15 – 7:30

Application: 10.1059 SE

Applicant:

3 Bradford Street

Isabella Allen: Replace gutters and downspouts in-kind in painted aluminum or unpainted copper; replace roof in-kind; replace existing gabled dormer with narrower gabled dormer and expand same with a shed extension.

7:30 – 7:45

Application: 10.1060 SE

Applicant:

437 Columbus Avenue

Stephen Danner, contractor: Construct roof deck potentially visible from a public way.

7:45 – 8:15

Application: 10.1061 SE

Applicant:

1759-1769 Washington Street

Church of Scientology, Graham Parker; Gensler, Todd Dundon: Demolish 1769 Washington Street, the Ivory Bean House, a bow front house built 1853 in the Greek Revival Style.

8:15 – 8:30

Application: 10.1065 SE

Applicant:

99 East Brookline Street

Christopher McAdam: Replace two aluminum flat sash 1/1 windows at parlor level with aluminum clad wood flat sash 1/1 windows. Although the proposed replacement matches the existing conditions, the rest of the building and block have appropriate 2/2 sash.

8:30

REVIEW OF ARCHITECTURAL VIOLATIONS

18 Dartmouth Street: Installation of replacement windows, which do not meet district guidelines, in advance of SELDC review (10.818 SE). Photos of existing conditions provided by the applicant depict wood curved 2/2 configuration sash that may have been original.

78 Montgomery Street: Installation of windows that do not match what was approved in the August 7, 2008 Certificate of Design Approval.

9:00

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

10.974 SE: 116 West Newton Street: Repoint building with matching mortar. Repaint window trim, sills, lintels, front steps & garden wall to match existing brownstone paint color. Repaint front door in existing color.

10.998 SE: 43 Upton Street: Replace existing front garden gate to match surrounding original cast-iron garden fence.

10.1019 SE: 48 Gray Street: Repoint façade. Prepare and paint window perimeters. Minor repairs to lintels and sills; repaint lintels and sills to match existing stone color paint.

10.1021 SE: 193 West Canton Street: Repair chips in stair; patch and/or form and pour new treads and risers to match existing profile; repaint to match existing paint color. Prepare and paint railings in existing black or approved color.

10.1023 SE: 146 Worcester Street: Repair leak at 4th story level of bow front by resealing the joint between the copper cornice and the brick masonry. Sealant is to match existing and not exceed width of existing mortar line. No alterations to copper cornice or brick masonry.

10.1036 SE: 427-429 Massachusetts Avenue: Remove and reset bulged bricks at 4th story. Replace one lintel at 4th story with exact replica in cast concrete. Repair cornice, window frames, brick molds, repoint surrounding brick as needed with matching joint profile, and repair lintels as needed.

10.1040 SE: 92 Waltham Street: Replace slate and copper roof and gutters in-kind.

10.1043 SE: 492 Massachusetts Avenue: Replace one wood flat sash 1/1 window in kind to match existing conditions.

10.1047 SE: 17 Dartmouth Street: Repoint façade with mortar composition, color, texture, joint width and profile to match original.

10.1049 SE: 8 Worcester Square: Replace 10 window sash with wood, flat, 2/2 configuration, 1/1 dormer flankers on floors 3, 4 and 5 to match existing conditions (failing 2/2 aluminum-clad replacement sash).

10.1051 SE: 124 Pembroke Street: Replace rotted wood window trim in kind and repaint to match existing color.

10.1053 SE: to amend 10.214 SE: 54-56 Berkeley Street: Replicate deteriorated mansard roof structure at 56 Berkeley Street, including mansard, dormer profile and finish details. Replace asphalt shingles with square cut slate. Install matching slate on new construction at 54 Berkeley Street. Existing roofing on mansard at 56 Berkeley Street was incorrectly identified in 10.215 SE application as slate, actually is asphalt shingles.

10.1054 SE: 92 Waltham Street: Replace slate roof, copper flashing, copper gutter and leaders in-kind; restore 4 wood curved-sash windows in bow front.

10.1062 SE: 76 Dartmouth Street: Replace 6-panel entry door in a recent commercial façade with a more appropriate wood commercial large-light door.

10.1063 SE: 437 Shawmut Avenue: Replace existing asphalt shingle roof in-kind; spot repoint; paint windows, sills and trim existing color.

10.1066 SE: 263-265 Northampton Street: Request by applicant to extend validity of SELDC's May 2007 Certificate of Design Approval (07.834 SE) for construction of a two-phase 45,700 square foot residential building. Only phase I was built, with phase II put on hold because of market conditions. Applicant now plans to proceed with construction of the phase II building. There are no changes to the design that that was presented to, and approved by, SELDC in May 2007.

PROJECTED ADJOURNMENT: 9:15 P.M.

Date posted: March 26, 2010

cc: Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850.